

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

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| Petition Number | 0710-PUD-04 |
| Approximate Address | 704 East State Route 32 |
| Petitioner | Wilfong & Kreutz Land Development, LLC |
| Request | Change the zoning of approximately 22.3 acres from the EI District to the Oak Ridge PUD District. |
| Current Zoning | EI (Enclosed Industrial) |
| Approximate Acreage | 22.3 acres |

PETITION HISTORY – OCTOBER 22, 2007

This petition is appearing before the Westfield-Washington Township Advisory Plan Commission for public hearing on October 22, 2007. The October 22 appearance of the petition represents the first appearance before the WWT APC.

This petition appeared before the Westfield Town Council for initial consideration on October 8, 2007. No second consideration was requested.

PROCEDURAL

- Planned Unit Development petitions are required to have a public hearing. Legal notice has been provided for the required public hearing for the October 22, 2007 meeting in accordance with all applicable statutes.
- The Westfield-Washington Township Advisory Plan Commission rules of procedure require any change in zoning petition to be sent to the Comprehensive Plan Subcommittee of the APC for consideration.

REQUEST

The proposed change in zoning would provide for the creation of a new planned unit development, consisting of approximately 22.3 acres. The parcels subject to this request are identified in petitioner's Exhibit A-1.

The proposed Oak Ridge PUD district would provide for the development of the subject site with two land uses, retail and office. Figures provided in Exhibit 17 of the proposed PUD ordinance estimate a maximum retail square footage of 31,400. The petition also proposes approximately 83,000 square feet of office/service space. Plans show a significant area remaining undeveloped; however, those area calculations have not been provided.

INTRODUCTION

The request concerns property located both north and south of State Road 32. The portion of the subject site located north of State Road 32 is generally located at the intersection of State Road 32 and Oak Ridge Road (west of Oak Ridge, north and south of SR 32). The subject site extends west along State Road 32 approximately 830 feet.

The property extends north approximately 450 feet and includes two existing houses, a barn and a small assemblage of sheds. The approximate west boundary of the subject site north of SR32 is the Anna Kendall drain.

The property extends south approximately 875 feet and includes three unimproved farm fields. The west boundary of the subject site south of State Road 32 abuts the Town's Public Safety building and Quaker Park. The southern portion of the subject site abuts the Midland Trace Trail.

The subject site is comprised of eight parcels and consists of 22.3 acres. The subject site is located in the EI District; however, its primary use is agricultural in nature.

PUBLIC POLICIES

Comprehensive Plan

The Land Use Concept map included in the Westfield-Washington Township Comprehensive Plan (pg. 23) shows that the site is located within the Employment Corridor along SR 32.

The Plan states that the Employment Corridor is to consist of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors recommendations specifically recommend smaller-scale local office and service uses along State Road 32, and cautions against permitting business uses on the south side of State Road 32 unless it can be demonstrated that no negative impact will be felt by abutting neighborhoods or residential uses.

Thoroughfare Plan

The Westfield Thoroughfare Plan roadway classification map identifies SR 32 as a "Primary Arterial 1," and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. The subject site abuts the public right-of-way of SR 32 on both the north and south side. A full one hundred and fifty (150) foot right of way should be provided.

The adopted Westfield Thoroughfare Plan includes SR 32 in a Pedestrian Corridor as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32.

The Westfield Thoroughfare Plan roadway classification map identifies Oak Ridge Road as a "Secondary Arterial," and recommends a minimum dedication of a sixty (60) foot half right-of-way. South of SR 32 the subject site abuts the public right-of-way of Oak Ridge Road on the west side. A sixty (60) foot half right-of-way should be provided. North of SR 32 the subject site abuts the future extension of Oak Ridge Road. The petitioner has indicated that they are aware they may have to dedicate more than half; however, no specific dimensions have been provided.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as having water service available along the right-of-way of State Road 32. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of Dartown Road.

Annexation

Portions of the subject site are within the corporate limits. The Town has initiated an annexation request, separate from this petition that includes the parcels north of SR 32. That request appears later in the agenda.

TECHNICAL REVIEW

This petition has undergone preliminary review by the Technical Advisory Committee. Initial comments from the Westfield Fire Department were in regard to the southern portion of the site and access to it in the event of an emergency. The petitioner has indicated that they will examine the issue and propose a solution that will satisfy the Fire Department's needs.

The Hamilton County Surveyors Office also provided comments regarding detention and easements. The petitioner noted that they are considering underground storage, but have not made any final decisions. The technical details of detention and underground storage will be reviewed during the Development Plan Review phase of construction.

PUD REQUIREMENTS

Terms of the Westfield-Washington Township Planned Unit Development ordinance require a neighborhood meeting with abutting property owners, and a report on the events of such meeting. The petitioner scheduled their meeting for October 11, 2007.

Further, the subject site has the potential to yield over 15,000 square feet of retail space and over 35,000 square feet of office space. This threshold would require the submittal of a Traffic Impact Study. A traffic impact study has been provided for the petition file.

RECOMMENDATION

Refer the petition to the Comprehensive Plan Subcommittee of the APC for consideration on November 21, 2007.

JMM